

MASSACHUSETTS QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, JAMES M. MALANDRINOS, of 27 Park Road, Sunderland, Massachusetts, for consideration paid and in consideration of ONE HUNDRED NINETY THOUSAND AND 00/100 (\$190,000.00) DOLLARS, grant to STEPHAN GHARABEGIAN, of 38 Laurel Street, Watertown, Massachusetts, and SEBOO K. GHARABEGIAN, of 33 Joseph Street, Newton, Masschusetts, as joint tenants and not as tenants in common, with *WARRANTY COVENANTS*, the land together with the buildings thereon situated in Amherst, Massachusetts, bounded and described on Exhibit "A" attached hereto and made a part hereof.

WITNESS my hand and seal this 31st day of October, 2002.

Signed and sealed
in the presence of:

Katherine K. Coolidge
Witness

James M. Malandrin
James M. Malandrinos

COMMONWEALTH OF MASSACHUSETTS

Hampden, ss.

Springfield, October 31, 2002

Then personally appeared the above-named JAMES M. MALANDRINOS and acknowledged the foregoing instrument to be his free act and deed, before me.

Michael D. Parker
Michael D. Parker, Esq., Notary Public
My commission expires: 1-29-04

NORTHAMPTON
DEEDS REGISTRY
HAMPDEN
CANCELLED
11/05/02 3:55PM
000000 #3573
FEE \$866.40
CASH \$866.40

PROPERTY ADDRESS: 37 Phillips Street, Amherst, Massachusetts

EXHIBIT "A"

the land in Amherst with the buildings thereon, situated on the Northerly side of Phillips Street, bounded and described as follows:

Beginning at a point indicated by an iron pin driven in the ground on the Northerly side of Phillips Street, it being the Southwest corner of land formerly of S. A. Phillips and the Southeast corner of the land herein described; thence Westerly on said Phillips Street fifty-eight (58) feet and six (6) inches to land formerly of said Phillips; thence Northerly on land of said Phillips one hundred fifty (150) feet; thence Easterly on land of said Phillips fifty-eight (58) feet and six (6) inches to an iron pin driven in the ground; thence Southerly on land of said Phillips one hundred fifty (150) feet to the point of beginning; it being Lot #39 on plan of lots of Stanley A. Phillips, recorded in Hampshire County Registry of Deeds, Book 484, Page 31.

SUBJECT to easements and restrictions of record, if any, and to real estate taxes assessed by the Town of Amherst on January 1, 2002.

BEING a portion of the premises conveyed to James M. Malandrinos by deed of Redmen Realty, Inc., dated August 4, 1973, and recorded on August 8, 1973 in Hampshire County Registry of Deeds in Book 1722, Page 95.

~~AMHERST-HAMPSHIRE~~, Marianne L. Donohue, REGISTER
MARIANNE L. DONOHUE